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# Updated Staff Allocation of GMU 2030 High Development Level

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Reston Master Plan Special Study  
Steering Committee Meeting  
August 2, 2011



# Allocating GMU 2030 High Forecast



- The tables on the following slides accompany the updated **Staff Allocation of Absorption by 2030 Map**, dated 08-02-2011 (the “blue” map)
  - Tables show the **quantification of the updated staff allocation** of the forecasted absorption (GMU forecast) in the Reston Town Center and Wiehle Avenue station areas.
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# Allocating GMU 2030 High Forecast



- **Notes about tables on following pages (with map references)**
    - ❑ **Column B - Existing:** Total amount of existing development on the ground as of 12/09
    - ❑ **Column C – GMU 2030 High Forecast (adjusted):** George Mason University (GMU) Center for Regional Analysis forecast of future demand for development in 2030 (High level forecast) as provided to Reston Task Force in July 2010 with an additional 20% residential development added per Steering Sub-committee direction
    - ❑ **Column D – Baseline:** Existing development on the ground as of 12/2009 for areas with no GMU allocation (shown in light blue on Staff Allocation Map - dated 08-02-2011) plus approved rezonings
    - ❑ **Column E –Updated Staff Allocation:** Allocation of GMU 2030 High Forecast (with residential adjustment) to TOD (Transit-Oriented Development) areas, represented by FARs for dark blue areas on Staff Allocation Map (dated 08-02-2011)
    - ❑ **Column F –Total Forecasted Development:** Sum of Column D & Column E.
    - ❑ **Column G – FCDOT Analysis:** Development level to be analyzed by transportation staff (Column D + [Column E \* 0.833])
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# Allocating GMU 2030 High Forecast



Reston TC Area Development Potential						
A	B	C	D	E	F	G
Gross Floor Area	EXISTING	GMU 2030 (HIGH) + EXTRA 20% RESID.	"Baseline" for LIGHT BLUE areas only	Staff Allocation (dark blue areas only)	Total Forecasted Development (column D + E)	FCDOT ANALYSIS (Column D + [Column E *0.833]) <sup>1</sup>
<b>Residential (Units)</b>	<b>3,298</b>	<b>8,160</b>	<b>5,053</b>	<b>5,602</b>	<b>10,655</b>	<b>9,719</b>
Residential	3,298,000	9,792,000	5,053,000	6,721,919	12,005,000	11,662,958
Office	10,203,367	15,119,000	9,382,594	6,721,919	16,122,760	14,981,952
Other non-residential	4,200,579	5,005,000	3,939,509	1,493,760	5,832,455	5,183,811
<b>Non-Residential TOTAL:</b>	<b>14,403,946</b>	<b>20,124,000</b>	<b>13,322,103</b>	<b>8,215,678</b>	<b>21,955,215</b>	<b>20,165,763</b>
<b>TOTAL:</b>	<b>17,701,946</b>	<b>29,916,000</b>	<b>18,375,103</b>	<b>14,937,597</b>	<b>33,960,215</b>	<b>31,828,721</b>

<sup>1</sup>: "FCDOT Analysis" column is Total Forecasted Development (referred to as the Zoning Target Level) reduced to account for projected inefficiency in the zoning process. This is the development level to be evaluated for impact analysis.

# Allocating GMU 2030 High Forecast



Wiehle Avenue Area Development Potential						
A	B	C	D	E	F	G
Gross Floor Area	EXISTING	GMU 2030 (HIGH) + EXTRA 20% RESID.	"Baseline" for LIGHT BLUE areas only	Staff Allocation (dark blue areas only)	Total Forecasted Development (column D + E)	FCDOT ANALYSIS (Column D + [Column E *0.833]) <sup>1</sup>
<b>Residential (Units)</b>	<b>0</b>	<b>5,280</b>	<b>0</b>	<b>6,531</b>	<b>6,531</b>	<b>5,440</b>
Residential	0	6,336,000	0	7,837,441	7,837,441	6,528,589
Office	7,672,172	10,825,000	6,143,042	5,693,139	11,836,181	10,885,427
Other non-residential	511,562	3,035,000	255,911	1,1338,338	1,594,249	1,370,747
<b>Non-Residential TOTAL:</b>	<b>8,183,734</b>	<b>13,860,000</b>	<b>6,398,953</b>	<b>7,031,477</b>	<b>13,430,430</b>	<b>12,256,174</b>
<b>TOTAL:</b>	<b>8,183,734</b>	<b>20,196,000</b>	<b>6,398,953</b>	<b>14,868,919</b>	<b>21,267,872</b>	<b>18,784,762</b>

1: "FCDOT Analysis" column is Total Forecasted Development (referred to as the Zoning Target Level) reduced to account for projected inefficiency in the zoning process. This is the development level to be evaluated for impact analysis.